

EXHIBIT 7-A

Part I

MONTANA MAXIMUM PER UNIT SUBSIDY LIMITS FOR RENTAL NEW CONSTRUCTION AND REHABILITATION PROJECTS

Section 221(d)(3) of the National Housing Act
(January 2006)

Beaverhead, Broadwater, Deer Lodge, Granite, Jefferson, Lewis and Clark, Madison, Powell, Silver Bow 175% of subsidy limit for basic elevator-type projects	0 BR SUBSIDY LIMIT	\$83,808
	1 BR SUBSIDY LIMIT	\$96,070
	2 BR SUBSIDY LIMIT	\$116,821
	3 BR SUBSIDY LIMIT	\$151,127
	4+ BR SUBSIDY LIMIT	\$165,891
Flathead, Lake, Lincoln, Mineral, Missoula, Ravalli, Sanders 178% of subsidy limit for basic elevator-type projects	0 BR SUBSIDY LIMIT	\$85,244
	1 BR SUBSIDY LIMIT	\$97,717
	2 BR SUBSIDY LIMIT	\$118,824
	3 BR SUBSIDY LIMIT	\$153,717
	4+ BR SUBSIDY LIMIT	\$168,735
Big Horn, Carbon, Gallatin, Meagher, Park, Stillwater, Sweet Grass, Yellowstone 180% of subsidy limit for basic elevator-type projects	0 BR SUBSIDY LIMIT	\$86,202
	1 BR SUBSIDY LIMIT	\$98,815
	2 BR SUBSIDY LIMIT	\$120,159
	3 BR SUBSIDY LIMIT	\$155,444
	4+ BR SUBSIDY LIMIT	\$170,631
Blaine, Carter, Cascade, Chouteau, Custer, Daniels, Dawson, Fergus, Fallon, Garfield, Glacier, Golden Valley, Hill, Judith Basin, Liberty, McCone, Musselshell, Petroleum, Phillips, Pondera, Powder River, Prairie, Richland, Roosevelt, Rosebud, Sheridan, Teton, Toole, Treasure, Valley, Wheatland, Wibaux 187% of subsidy limit for basic elevator-type projects	0 BR SUBSIDY LIMIT	\$89,554
	1 BR SUBSIDY LIMIT	\$102,657
	2 BR SUBSIDY LIMIT	\$124,832
	3 BR SUBSIDY LIMIT	\$161,489
	4+ BR SUBSIDY LIMIT	\$177,267

Part II

MAXIMUM PURCHASE PRICE AND AFTER-REHABILITATION VALUE (FOR HOMEBUYER ASSISTANCE AND REHABILITATION PROJECTS)

Per FHA 203 (b)
(January 2006)

Number of Units	Montana State	Missoula County
* 1-UNIT	\$200,160	\$220,875
2-UNIT	\$256,248	\$256,248
3-UNIT	\$309,744	\$309,744
4-UNIT	\$384,936	\$384,936

This table is already calculated at 95% of area median purchase price. This is the maximum allowable for the purchase price of a home in homebuyer assistance projects and for after-rehab value of homes in rehabilitation projects. The number of bedrooms in the unit does not matter.

* Can be used for townhouses and condominiums if land is included and they are appraised separately.